



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

# Notice of Public Hearing for a Subdivision

Bel Aire - PSUB2012-00001

**Project Description:** The applicant is proposing to subdivide 5.55 acres of land to create a total of 21 single family residential lots. The site of the proposed subdivision is currently comprised of two parcels located west of 228<sup>th</sup> Avenue SE, north of SE 32<sup>nd</sup> St and south of SE 30<sup>th</sup> St. The property is zoned R-4. There are no critical areas on site.

The applicant (PNW Holdings, LLC) applied for the above project on **December 19, 2012**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on December 24, 2012. On January 3, 2013, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **January 3, 2013** through **January 25, 2013**. This Notice of Public Hearing was issued on **July 25, 2013** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The City has recommended that the project be **Preliminarily Approved**.

**Applicant:** PNW Holdings, LLC  
**Public Comment Period:** January 3, 2013 through January 25, 2013  
**Project Location:** 22608 & 22516 SE 32<sup>nd</sup> Street, Sammamish, WA  
**Tax Parcel Number:** 6795100760 & 6795100780

**Existing Environmental Documents:** Preliminary Plat by D.R. Strong Consulting Engineers received 05/09/13; SEPA checklist dated 12/18/12; Critical Area Study by Sewall Wetland Consulting, Inc. dated 12/12/12; Geotechnical Report by Earth Solutions NW received 12/19/12; Traffic Impact Analysis by Northwest Traffic Experts received 01/25/13; Technical Information Report by D.R. Strong Consulting Engineers received 03/25/13.

**Other Permits Included:** Street variation, grading permit for detention pond construction, site development permit, building permits for single-family homes.

**SEPA Review:** The City of Sammamish issued a Determination of Non-Significance (DNS) for this project on June 13, 2013.

### A Public Hearing will be held:

**Date of Hearing:** August 8, 2013  
**Time of Hearing:** 3:00 pm  
**Location of Hearing:** 801 - 228th Ave SE, Sammamish (Council Chambers)

### Staff Member Assigned:

Mona Davis, Senior Planner  
(425) 295-0529  
[mdavis@ci.sammamish.wa.us](mailto:mdavis@ci.sammamish.wa.us)

*Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*